

CITY OF  
**HAYWARD**  
HEART OF THE BAY

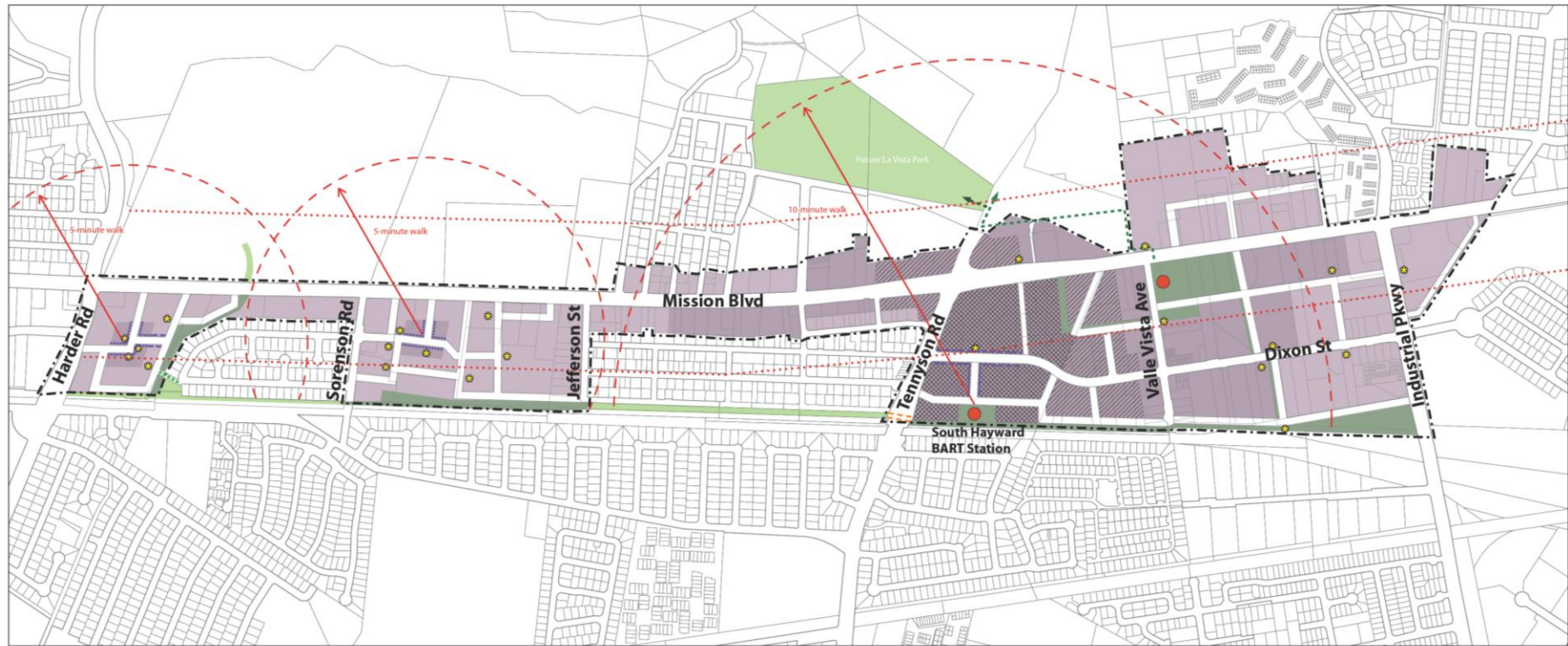
# South Hayward BART/Mission Boulevard Form-Based Code

April 26, 2012 Planning Commission Meeting

Erik Pearson, Senior Planner  
Planning Division  
Development Services Department



# Form-Based Code Area



# Practice Project – Mission Paradise

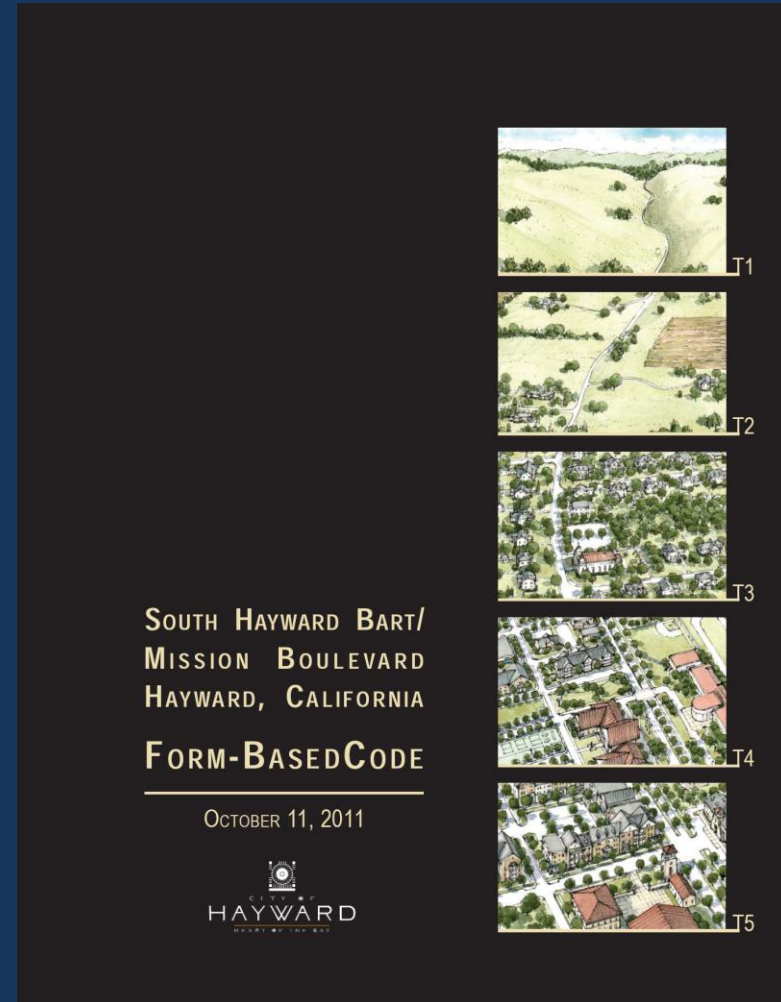


STREETSCAPE LOOKING NORTH ON MISSION BOULEVARD



# Outline

1. Background
2. Practice Project Review
  - a) Use
  - b) Density
  - c) Streets
  - d) Setbacks
  - e) Height
  - f) Parking
  - g) Variances























## Location – Mission – Webster - Hancock



### Legend

- |  |                               |   |   |   |  |
|--|-------------------------------|---|---|---|--|
|  | Project Area                  |  | T4 Urban General Zone: 17.5 DU/Acre min; 35 DU/acre max |  | For illustrative purpose only:                                   |
|  | Parcels                       |  | T5 Urban Center Zone: 35 DU/Acre min; 55 DU/acre max    |  | Civic Spaces outside of the project area                         |
|  | Terminated Vistas             |  | TOD Density Overlay 1: 75 DU/acre min; 100 DU/acre max  |  | 238 Bypass Trail Location  |
|  | Mandatory Shopfront Overlay   |  | TOD Density Overlay 2: 40 DU/acre min; 65 DU/acre max   |  | 5 Min/10 Min Walk (Pedestrian Shed)                              |
|  | Recommended Shopfront Overlay |  | Civic Space Zone  |  | Future pedestrian/bicycle bridge                                 |
|  | Green Pathway                 |  | Civic Buildings   |  | Air Quality Mitigation Overlay Zone - Refer to Section 10-24.296 |

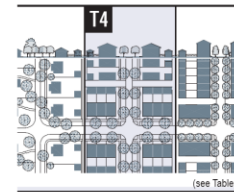


# Table 12A – T4

1. Lot Occupation
2. Setbacks
3. Building Disposition
4. Private Frontages
5. Building Configuration
6. Parking

TABLE 12A. FORM-BASED CODE GRAPHICS - T4

FORM-BASED CODE  
South Hayward BART / Mission Boulevard



(see Table 1)

e. LOT OCCUPATION (see Table 11, item e)  
Lot Width 18 ft min 120 ft max.  
Lot Coverage 80% max

f. SETBACKS - PRINCIPAL BUILDING (see Table 11, item f)

(f.1) Front Setback Principal 16 ft. min. 24 ft. max.

(f.2) Front Setback Secondary 16 ft. min. 24 ft. max.

(f.3) Side Setback 0 ft. min.

(f.4) Rear Setback 3 ft. min.\*

Frontage Buildout 80% min at setback

g. SETBACKS - OUTBUILDING (see Table 11, item g)

(g.1) Front Setback 20 ft. min. - bldg. setback

(g.2) Side Setback 0 ft. min. or 2 ft. at corner

(g.3) Rear Setback 3 ft. min.

h. BUILDING DISPOSITION (see Table 8)

Edgeyard permitted

Sideyard permitted

Rearyard permitted

Courtyard permitted

i. PRIVATE FRONTAGES (see Table 5)

Porch & Fence permitted

Terrace or Lightwell permitted

Forecourt permitted

Scoop permitted

Shopfront permitted

Gallery permitted

Arcade not permitted

Refer to Summary Table 11

j. BUILDING CONFIGURATION (see Table 7)

Principal Building 4 stories max. 2 min

Outbuilding 2 stories max.

k. PARKING PROVISIONS (see Section 10-24.245)

Rental DU: 1.75 max per unit

For Sale DU/Residential Condominium: 2.0 max per unit

Non-residential Function: no min - no max

\*or 15 ft. from center line of alley

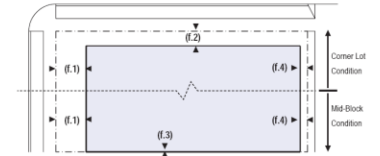
\*\*"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

Note 1: Letters on the Table (e. Lot Occupation, f. Setbacks, etc.) refer to the corresponding section in Summary Table 11.

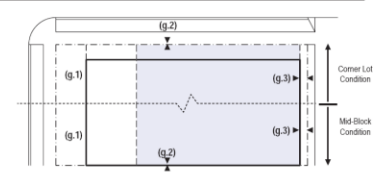
Note 2: Refer to Section 10-24.275 (h) regarding a street dedication bonus for density and height.

Note 3: For bicycle parking provisions, see Table A1 Bicycle Parking Requirements.

SETBACKS - PRINCIPAL BLDG  
1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.  
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING  
1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



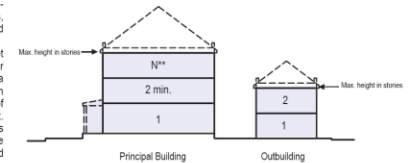
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.

2. Stories may not exceed 14 feet in height from finished floor to finished floor, except for a first floor Commercial function which must be a minimum of 14 ft with a maximum of 25 ft.

3. Height in number of stories shall be measured to the eave or roof deck as specified on Table 7.

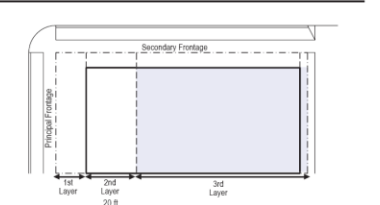
4. See Table 7 for overall building height.



PARKING PLACEMENT

1. Covered and uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 15, item d).

2. Trash containers shall be stored within the third Layer.



# Table 12A – T4

Refer to Summary Table 11

## j. BUILDING CONFIGURATION (see Table 7)

Principal Building	4 stories max, 2 min
Outbuilding	2 stories max.

## PARKING PROVISIONS (see Section 10-24.245 )

Rental DU: 1.75 max per unit
For Sale DU/Residential Condominium: 2.0 max per unit
Non-residential Function: no min - no max

\*or 15 ft. from center line of alley

\*\*“N” stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

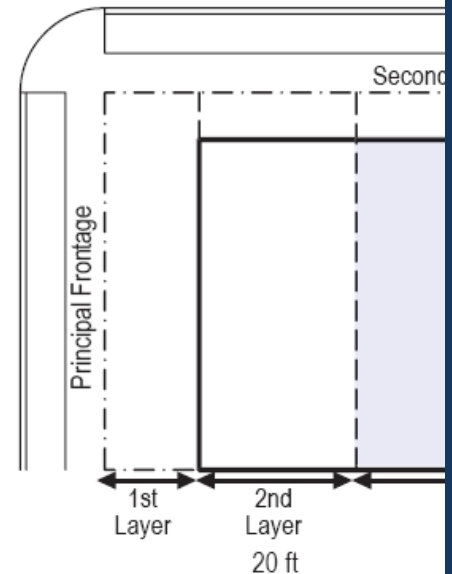
Note 1: Letters on the Table (e. Lot Occupation, f. Setbacks, etc.) refer to the corresponding section in Summary Table 11.

Note 2: Refer to Section 10-24.275 (h) regarding a street dedication bonus for density and height.

Note 3: For bicycle parking provisions, see Table A1 Bicycle Parking Requirements.

## PARKING PLACEMENT

1. Covered and uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 15, item d).
2. Trash containers shall be stored within the third Layer.



# Table 15

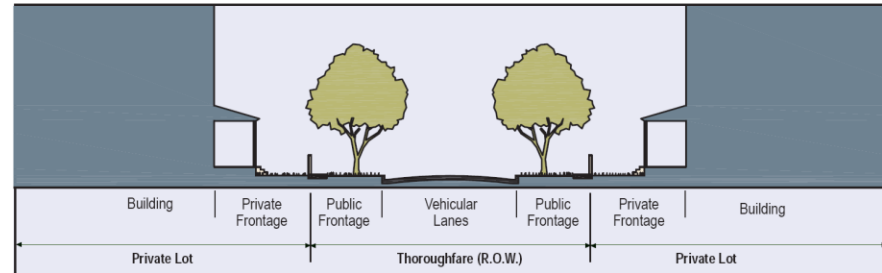
## Parking Location

### SEC.10-24.500 DEFINITIONS AND RULES OF INTERPRETATION FORM-BASED CODE

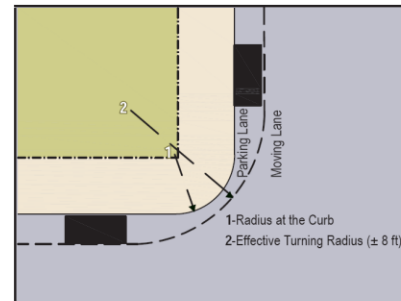
TABLE 15: Definitions Illustrated

South Hayward BART / Mission Boulevard

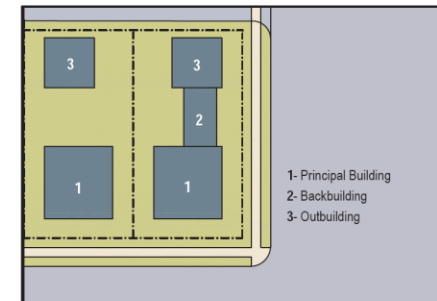
#### a. THOROUGHFARE & FRONTAGES



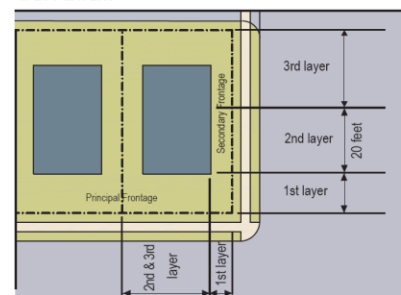
#### b. TURNING RADIUS



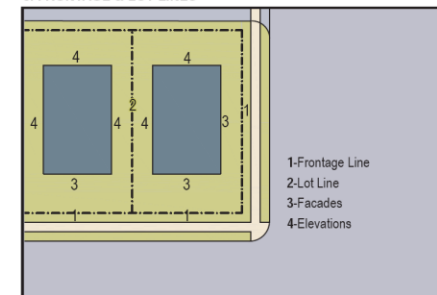
#### c. BUILDING DISPOSITION



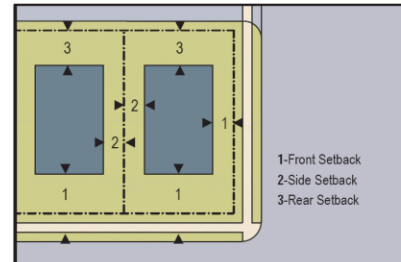
#### d. LOT LAYERS



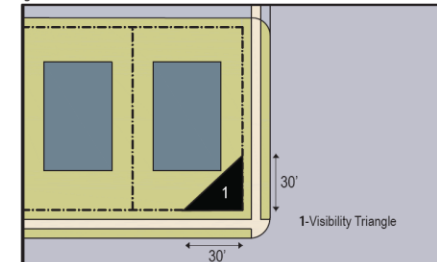
#### e. FRONTAGE & LOT LINES



#### f. SETBACK DESIGNATIONS



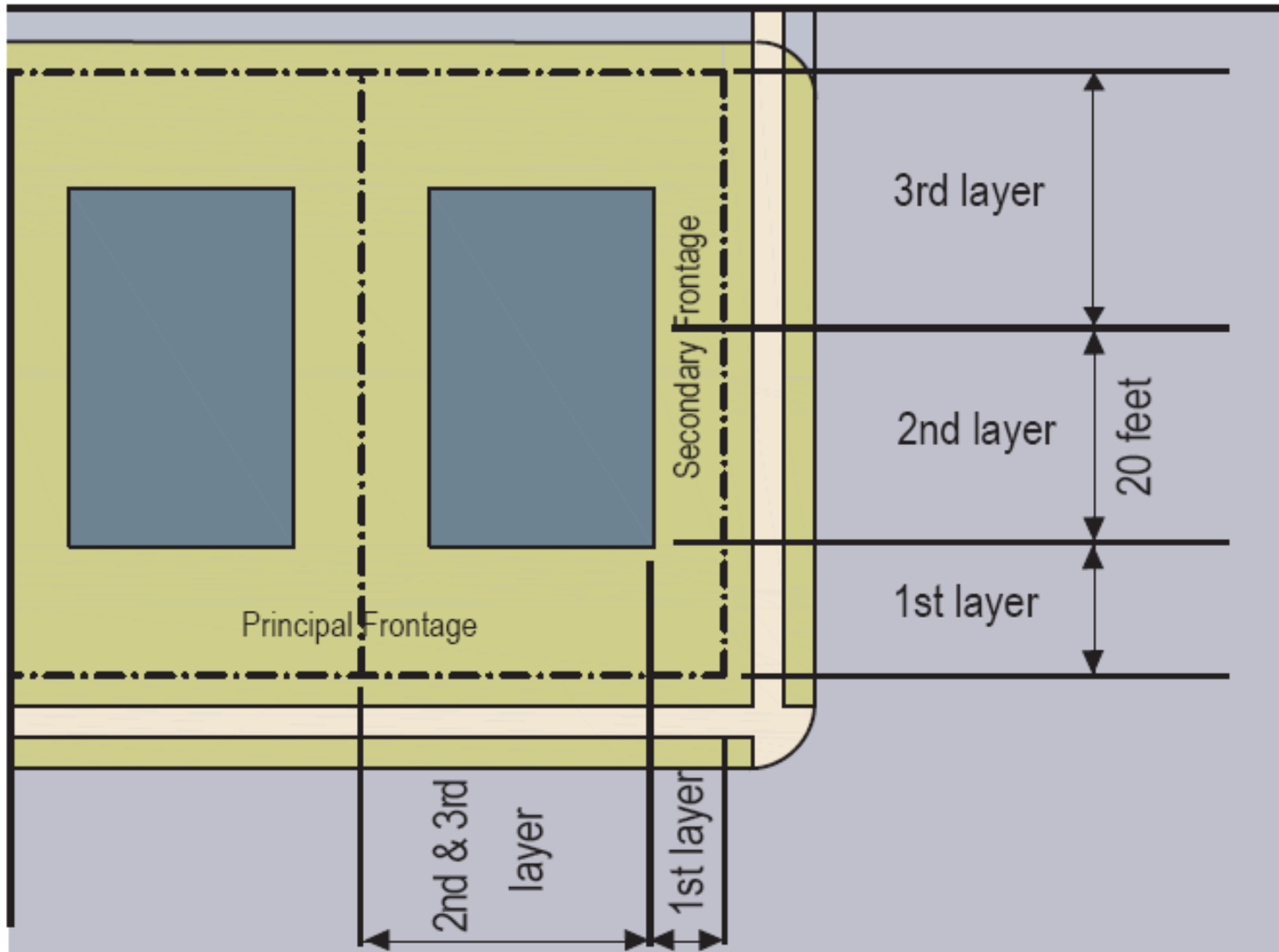
#### g. VISIBILITY TRIANGLE



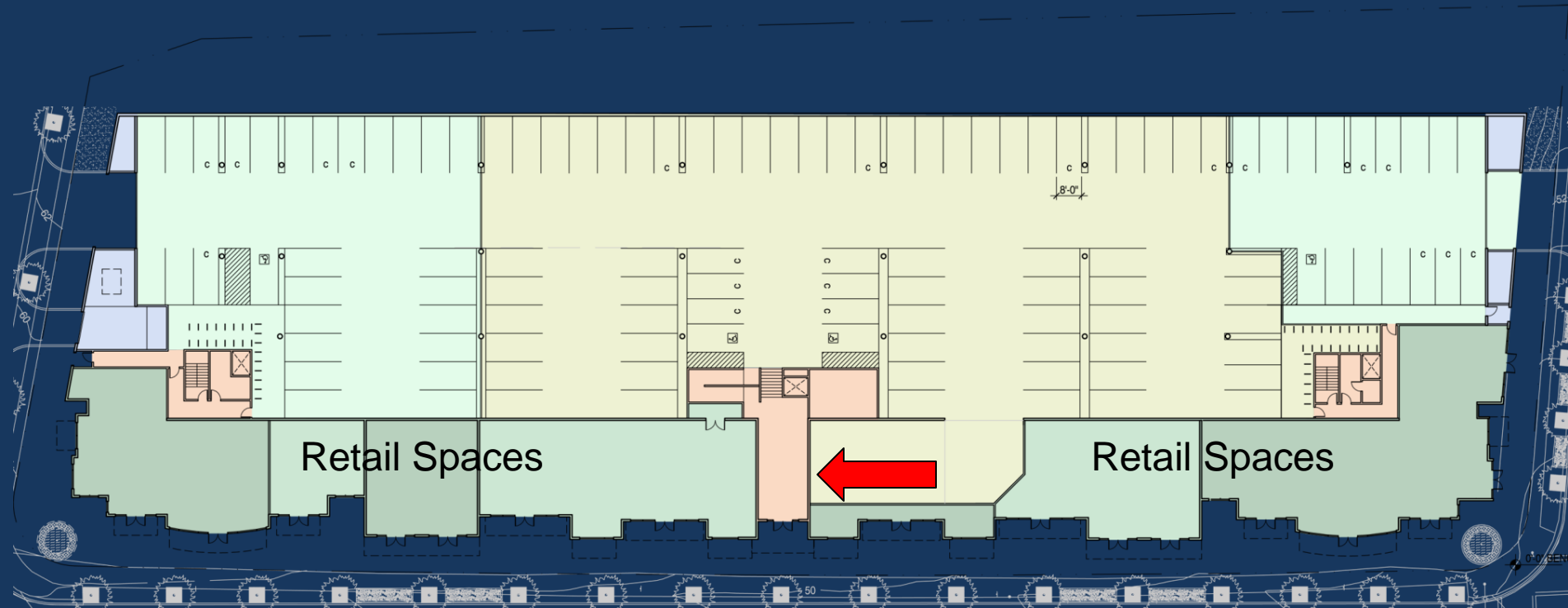


# Table 15 – Parking Location

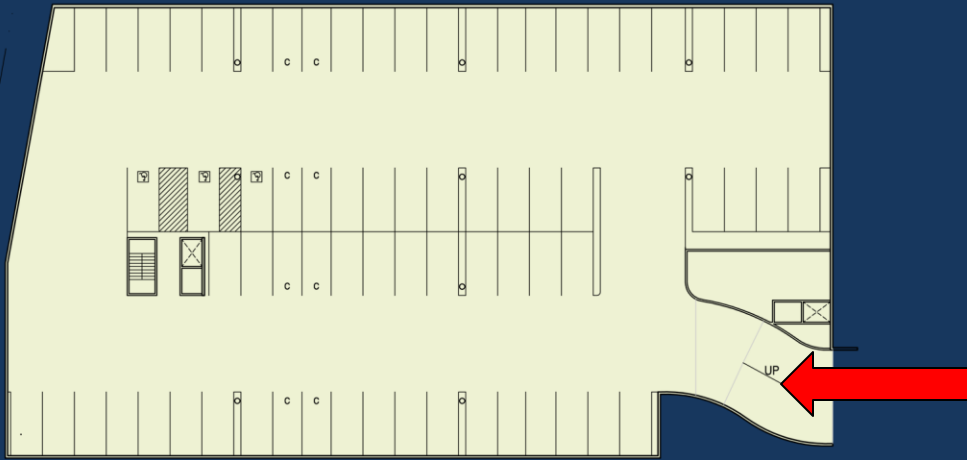
## d. LOT LAYERS



# Ground level – Retail & Parking



# Basement Level Parking



# CalGreen – Clean Air Vehicle Parking

**5.106.5.2 Designated parking.** Provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as follows:

**TABLE 5.106.5.2**

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0–9	0
10–25	1
26–50	3
51–75	6
76–100	8
101–150	11
151–200	16
201 and over	At least 8 percent of total

**5.106.5.2.1 Parking stall marking.** Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle:

CLEAN AIR  
VEHICLE



# Table A1

## Bicycle Parking

### SEC.10-24.200 REGULATING PLAN AND TRANSECT ZONES

### FORM-BASED CODE

South Hayward BART / Mission Boulevard

**Table A1: Bicycle Parking Requirements** - This table prescribes minimum parking ratios within each Transect Zone and assumes a bicycle mode share of 5% or less. Requirements may be met within the building, Private Frontage, Public Frontage, or a combination thereof.

SHORT TERM PARKING		
	T4	T5
<b>RESIDENTIAL</b>		
Single-Family	no spaces required	n/a
Multi-Family	Min. 2.0 spaces .05 spaces / bedroom	Min. 2.0 spaces .10 spaces / bedroom
<b>OFFICE</b>	Min. 2.0 spaces 1.0 / add. 20,000 sq. ft.	Min. 2.0 spaces 1.0 / add. 15,000 sq. ft.
<b>RETAIL</b>	Min. 2.0 spaces 1.0 / add. 5,000 sq. ft.	Min. 2.0 spaces 1.0 / add. 5,000 sq. ft.
<b>CIVIC</b>		
Non-Assembly	Min. 2.0 spaces 1.0 / add. 10,000 sq. ft.	Min. 2.0 spaces 1.0 / add. 10,000 sq. ft.
Assembly	Min. 2.0 spaces 1.0 / add. 15,000 sq. ft.	Min. 2.0 spaces 1.0 / add. 10,000 sq. ft.
<b>SCHOOL</b>		
Elementary/ High School	Min. 2.0 spaces 1.0 / add. 20 students	Min. 2.0 spaces 1.0 / add. 20 students
University	Min. 2.0 spaces 1.5 / add. 20 students	Min. 2.0 spaces 1.0 / add. 10 students

LONG TERM PARKING		
	T4	T5
<b>RESIDENTIAL</b>		
Single-Family	no spaces required	n/a
Multi-Family	Min. 2.0 spaces .15 spaces / bedroom	Min. 2.0 spaces .20 spaces / bedroom
<b>OFFICE</b>	Min. 2.0 spaces 1.0 / add. 10,000 sq. ft.	Min. 2.0 spaces 1.5 / add. 10,000 sq. ft.
<b>RETAIL</b>	Min. 2.0 spaces 1.0 / add. 10,000 sq. ft.	Min. 2.0 spaces 1.0 / add. 10,000 sq. ft.
<b>CIVIC</b>		
Non-Assembly	Min. 2.0 spaces 1.0 / add. 15 employees	Min. 2.0 spaces 1.0 / add. 10 employees
Assembly	Min. 2.0 spaces 1.0 / add. 20 employees	Min. 2.0 spaces 1.5 / add. 10 employees
<b>SCHOOL</b>		
Elementary/ High School	Min. 2.0 spaces 1.0 / add. 20 students	Min. 2.0 spaces 1.0 / add. 20 students
University	Min. 2.0 spaces 1.5 / add. 10 students	Min. 2.0 spaces 1.5 / add. 10 students





# Table A1

## Bicycle Parking

### SHORT TERM PARKING

	T4	T5
RESIDENTIAL Single-Family	no spaces required	n/a
Multi-Family	Min. 2.0 spaces .05 spaces / bedroom	Min. 2.0 spaces .10 spaces / bedroom
OFFICE	Min. 2.0 spaces 1.0 / add. 20,000 sq. ft.	Min. 2.0 spaces 1.0 / add. 15,000 sq. ft.
RETAIL	Min. 2.0 spaces 1.0 / add. 5,000 sq. ft.	Min. 2.0 spaces 1.0 / add. 5,000 sq. ft.

### LONG TERM PARKING

	T4	T5
RESIDENTIAL Single-Family	no spaces required	n/a
Multi-Family	Min. 2.0 spaces .15 spaces / bedroom	Min. 2.0 spaces .20 spaces / bedroom
OFFICE	Min. 2.0 spaces 1.0 / add. 10,000 sq. ft.	Min. 2.0 spaces 1.5 / add. 10,000 sq. ft.
RETAIL	Min. 2.0 spaces 1.0 / add. 10,000 sq. ft.	Min. 2.0 spaces 1.0 / add. 10,000 sq. ft.



# Variances – Warrants & Exceptions

TABLE 14: Approval Requirements Matrix. This table illustrates approval requirements within the Code area.

	Municipal Code Citation	Review Authority Role		
		Director	Commission	Council
a. ADMINISTRATIVE				
Verification of Zoning Compliance	10-23.405(a)(4)	D	A	A
Interpretation	10-23.510	D	A	A
b. PLANNING PERMIT				
Site Plan Review	10-1.3000	D	A	A
Administrative Use Permit	10-1.3100	D	A	A
Conditional Use Permit	10-1.3200	R	D	A
Telecommunications Site Review	Article 13	D	A	A
Density Bonus Application	Article 19	R	D	A
Petition for Precise Plan Line	Article 4	R	R	D
Warrant	10-23.410	D	A	A
Exception	10-23.410	R	D	A
Tentative Parcel Map	10-3.150(b)	D	A	A
Tentative Tract Map	10-3.150(a)	R	D	A
c. LEGISLATIVE				
Development Agreements	Article 9	R	R	D
Zoning Reclassification	10-1.3400	R	R	D
Zoning Text Amendment	10-1.3425	R	R	D

( D ) = Review Authority decides whether to approve or disapprove the application.

( R ) = Review Authority provides a recommendation to a higher level Review Authority.

( A ) = Review Authority considers the appeal of a lower-level Review Authority.



# Variances - Findings for Warrant

- (1) Policy Consistency. The Warrant is consistent with the General Plan and overall objectives of this Code.
- (2) Compatibility. The Warrant is justified by environmental features or site conditions; historic development patterns of the property or neighborhood; or the interest in promoting creativity and personal expression in site planning and development.
- (3) No Adverse Impact. The Warrant would result in development that is not detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and in the same zoning district.
- (4) Special Privilege. The Warrant would not affect substantial compliance with this Code or grant a special privilege inconsistent with the limitations upon other properties in the vicinity and in the same zoning district.



# Variances - Findings for Exception

- i. Uniqueness. That there are unique physical conditions, including irregularity, narrowness or shallowness of Lot size or shape, or exceptional topographical or other physical conditions peculiar to and inherent in the particular Lot; and that, as a result of such unique physical conditions, practical difficulties or unusual hardship arise in complying strictly with the standards of this Code.
- ii. Self-Created Hardship. That the practical difficulties or unnecessary hardship claimed as a ground for an Exception have not been created by the owner or by a predecessor in title. However, where all other required findings are made, the purchase of a Lot subject to the restrictions sought to be varied shall not itself constitute a self-created hardship.
- iii. Minimal Deviation. That within the intent and purposes of this Code the Exception, if granted, is the minimum deviation necessary to afford relief; and to this end, the Commission may permit a lesser variance than that applied for.
- iv. Neighborhood Character. That the Exception, if granted, will not alter the essential character of the neighborhood or Zone in which the Lot is located; will not substantially impair the appropriate use or development of adjacent property; and will not be detrimental to the public welfare.



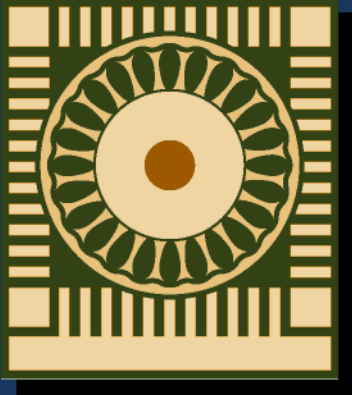
# Variances - Findings for Exception

## Standards not eligible for Warrants & Exceptions:

- Use/Function
- Density
- Subdivision standards:
  - Lots must have street frontage – no flag lots
  - All new thoroughfares must be publicly owned or have easement for public access







CITY OF  
**HAYWARD**  
HEART OF THE BAY

# South Hayward BART/Mission Boulevard Form-Based Code

April 26, 2012 Planning Commission Meeting

Erik Pearson, Senior Planner  
Planning Division  
Development Services Department

